

## Landscaping/Screening Requirements

A landscape screen is a visual buffer consisting of plant material, masonry, wood, other material approved by the Planning Director, and differences in land surface elevations or a combination of these elements (slats in chain link fence shall not be acceptable).

Type of Requirement	Enforcement	Applicable Districts/Uses	Standards
<b>Street Trees</b> Design Standards Chapter 3.95, Subdivision Ordinance §26.27.090	Through Subdivision requiring a bond to guarantee improvement	All districts/uses. May be waived when subdivision is not annexed and all lots are 1 acre or more.	In ROW provided there is sufficient space. (Spacing determined by spread of tree - see Design Standards Chapter 3.95).
<b>Trees in Parking Lots</b> Design Standards Chapter 3.45 §3.6	Through Building Permit	All districts/uses if parking lot is greater than 6,000 sf of paved surface area.	1 tree/6,000 sf parking lot coverage within the paved area (may have them on perimeter if 2 for 1).
<b>Parking Lot Screening (parking lot is 6 or more stalls)</b> Design Standards Chapter 3.5 § 7.1	Through Building Permit	All districts/uses; when parking lot line is less than 5' from the property line, one tree per 5,000 sf of parking area substitutes for screening.	90% screen from ground to 3' above the surface of the lot on all sides. 60% screening for parking lots setback 35'-50' and 35% screen for lots setback more than 50'
<b>Screening Outdoor Storage of Cars for Sale</b> allowed in the Front Yard Zoning Ordinance §27.41.030(g) and 27.43.030(k)	Through Building Permit	Storage of cars for sale allowed in the front yard in H2, H3.	Adjacent to street: 60% from 0'-2' above the surface of the lot in the 12' front yard.

<b>Daycares and Preschools Approved by Special Permit</b> Design Standards Chapter 3.5 §7.8 and Chapter 3.90 §2.1	Through Building Permit	Outdoor play areas.	90% from 0'-6' around the periphery of the outdoor play area. Facilities with 13+ kids must have a 6' high opaque fence or wall, or chain link with 100% evergreen screen from 0'-6' around the perimeter of the outdoor play area.
<b>Perimeter Screening</b> Design Standards Chapter 3.5 §7.4	Through Subdivision requiring a bond to guarantee improvement and through Building Permit by showing requirement on landscape plans for permit	Residential lots backing onto major streets.	60% from 0'-10' above the surface elevation of the street. If fences are used, they must be softened with plants at 20% from 0'-10' along the fence.
<b>Design Standards Chapter 3.5 §7.5 and §7.10 (RT)</b>	Through Building Permit	RT, B1, B2, B3, B5, H1, H2, H3, H4, O2, I1, I2, I3 abutting residential district.	60% from 0'-10' above the adjacent ground elevation. Fence can only satisfy 50% of this requirement in RT district.
<b>Design Standards Chapter 3.5 §7.3</b>	Through Building Permit	Multiple family dwellings approved by special permit, planned unit development or use permit.	50% from 6'-15' between structures and lot line above the ground elevation of multiple dwelling structures, garages, buildings, etc. located between the structures and the property line.
<b>Design Standards Chapter 3.5 § 7.2</b>	Through Building Permit	Mobile home courts approved by special permit.	60% from 0'-10', within the 50' open space or between mobile homes above the ground elevation of the mobile home court and subdivision.

<b>Design Standards Chapter 3.5 § 7.7</b>	Through Building Permit	Salvage Yards allowed by special permit.	75% from 6'-15' and 90% from 0'-6' (75% of which must be evergreen) around the entire perimeter of the area of salvage or scrap processing.
<b>Design Standards Chapter 3.5 §7.9</b>	Through Building Permit	Screening all new broadcast towers.	70% from 0'-8' from the ground elevation (50% or more of the trees must grow over 35' in height).
<b>Landscaping Based on Building Coverage</b> <b>Design Standards Chapter 3.5 §7.6</b>	Through Building Permit	All development in O3, B2, B5, O2, O3 and churches in R1-R4.	3 trees (minimum design spread of 30' - or combination of trees to equal the same) and 400 sf of shrub coverage for each 10,000 sf of building coverage (or fraction thereof).
<p>NOTES: All requirements are cumulative. In all cases (except as otherwise specifically provided) 50% of all plant materials must be evergreen.</p> <p>Q:\SHARED\WP\landscapetable.rdh.wpd Updated: March 24, 2006</p>			